035.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	642,000 / 642,000
					USE VALUE:	642,000 / 642,000
					ASSESSED:	642,000 / 642,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		NORTH UNION ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRISTOBAL EDWIN L
Owner 2:	
Owner 3:	
Street 1:	67 NORTH UNION ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HEMWAY GEORGE J -
Owner 2:	-
Street 1:	67 NORTH UNION ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,406 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Vinyl Exterior and 1456 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5406.000	269,400		372,600	642,000
Total Card	0.124	269,400		372,600	642,000
Total Parcel	0.124	269,400		372,600	642,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.93 | /Parcel: 440.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24404
GIS Ref
GIS Ref
Insp Date 12/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 035.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,400	0	5,406.	372,600	642,000	642,000	Year End Roll	12/18/2019
2019	101	FV	217,800	0	5,406.	337,700	555,500	555,500	Year End Roll	1/3/2019
2018	101	FV	217,800	0	5,406.	320,200	538,000	538,000	Year End Roll	12/20/2017
2017	101	FV	217,800	0	5,406.	279,400	497,200	497,200	Year End Roll	1/3/2017
2016	101	FV	217,800	0	5,406.	238,700	456,500	456,500	Year End	1/4/2016
2015	101	FV	205,900	0	5,406.	221,200	427,100	427,100	Year End Roll	12/11/2014
2014	101	FV	205,900	0	5,406.	183,400	389,300	389,300	Year End Roll	12/16/2013
2013	101	FV	205,900	0	5,406.	174,700	380,600	380,600		12/13/2012

!2879!

PRINT

Date	Time
12/10/20	18:13:14

LAST REV

Date	Time
05/14/19	14:19:06

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2879

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEMWAY GEORGE J	46126-41		9/21/2005		385,000	No	No		
	12591-257		2/20/1974		31,700	No	No		N

USER DEFINED

Prior Id # 1:	24404
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2011	239	Shed	15,423					13X33 SHED / 8X18
4/15/2010	317	Wood Dec	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
4/28/2009	Measured	163	PATRIOT
12/29/2005	MLS	MM	Mary M
2/29/2000	Meas/Inspect	197	PATRIOT
8/13/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5406		Sq. Ft.	Site		0	64.	1.08	3									372,597						372,600	

Total AC/HA: 0.12410 | Total SF/SM: 5406 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 372,597 | Spl Credit | Total: 372,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99445504
Adj $ / SQ:	174.527
Other Features:	73500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	366024
Depreciation:	96630
Depreciated Total:	269393

COMMENTS

DAY CARE CENTER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1			HB				

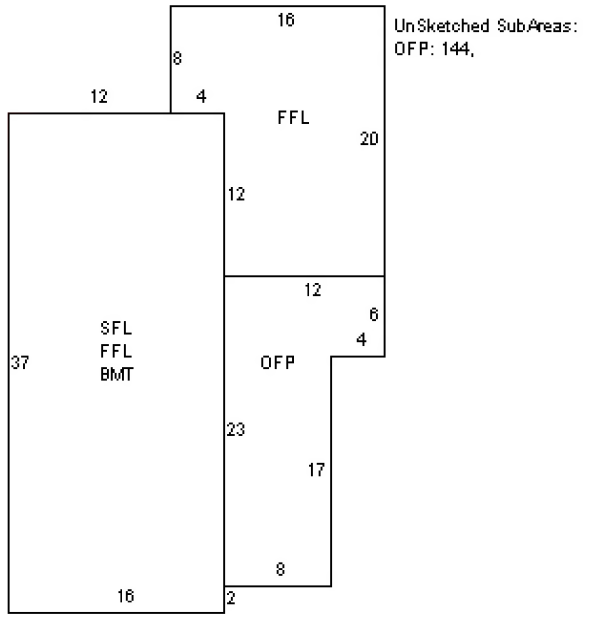
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



UnSketched SubAreas:
OFP: 144,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.53
Special Features:	0	Val/Su Net:	112.25
Final Total:	269400	Val/Su SzAd	185.03

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	864	174.530	150,791
BMT	Basement	592	52.360	30,996
SFL	Second Floor	592	174.530	103,320
OFP	Open Porch	352	21.070	7,417

Net Sketched Area:	2,400			Total:	292,524
Size Ad	1456	Gross Are	2400	FinArea	1456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

035.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	101						
2	Frame Shed	D	Y	1	13X33	G	GD	2011	0.00	T	4.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	